THE OLD PIGGERY

HIGHCLERE, HAMPSHIRE

DONNINGTON

NEW HOMES

donningtongroup.com





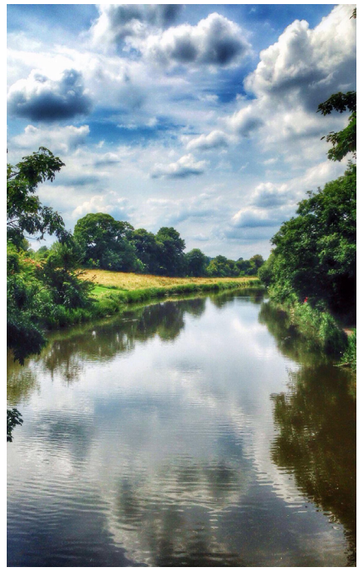
















THE OLD PIGGERY

HIGHCLERE, HAMPSHIRE

The location

The Old Piggery is an exclusive development of four high-quality detached homes in the sought-after village of Highclere, set within an Area of Outstanding Natural Beauty and surrounded by attractive countryside.

The Old Piggery, is set within a highly desirable rural village location, offering a peaceful countryside lifestyle with convenient access to everyday amenities.

The surrounding area is renowned for attractive villages, traditional public houses, historic landmarks, and an abundance of scenic walking routes through open countryside and heritage landscapes, all easily accessible from the new homes.

The nearby market town of Newbury provides a comprehensive range of shopping, recreational facilities, cafés, and restaurants, along with well-regarded schools and healthcare services. For commuters, rail services from Newbury offer direct connections to London Paddington, with excellent road links via the A34, A4, and M4 (Junction 13) ensuring strong regional and national connectivity.

Whether enjoying the tranquility of village life or exploring the wider area, residents of The Old Piggery benefit from an exceptional balance of rural charm and accessibility.

The development

The Old Piggery is an exclusive residential development offering a collection of four high-quality detached houses, set within the highly desirable village of Highclere. With access to nearby market towns and excellent transport links, providing an easy commute to Reading and London by rail or via the M4 and A34.

This thoughtfully designed development comprises four generously proportioned detached homes offering four or five bedrooms, each set within its own private plot. All properties benefit from privately enclosed gardens and a garage, with additional provision for storage and ancillary outbuildings where appropriate, ensuring a high standard of comfortable and practical countryside living.





DONNINGTON
NEW HOMES

We are a privately owned residential development company, passionate about creating bespoke developments that are uniquely designed to compliment their location, primarily in and around West Berkshire.

Since our establishment in 1993, we have completed a large array of developments, ranging from one-bedroom urban apartments to single sprawling country houses, as well as sites with multiple homes. Whatever the size, we pride ourselves on creating individually designed, quality homes built to the highest of standards, that go above and beyond expectations for all our customers.

Plot 1

GRANARY HOUSE

Detached | 5 bedrooms | 4 bathrooms | Off-street parking | Large garage store

This large family house boasts a sizable open plan kitchen/dining room which enjoys a family room opening up to the side. A generous size study and sitting room with fireplace provides a spacious ground floor including two cloakrooms and utility room. Three sets of bi-folding doors flood natural light and open out from all south facing rooms onto a wide terrace and garden; perfect for entertaining. All five double bedrooms, with fitted wardrobes, are generously proportioned. The primary bedroom, overlooking the garden with french doors, has a generous en-suite bathroom. There are three further bathrooms and a delightful granary style studio/office in the rear garden.

GROUND FLOOR

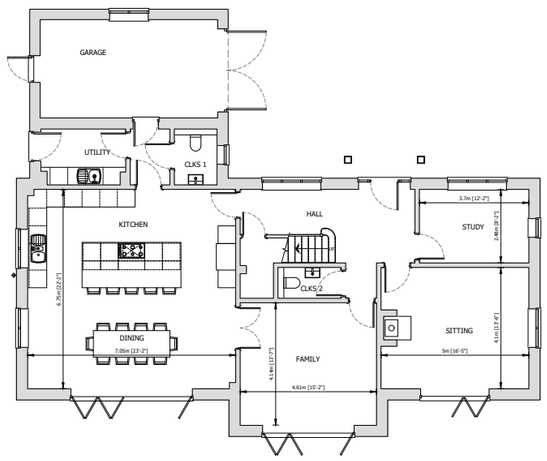
Room	
Dining/Kitchen	7.05 x 6.75 m 23'2" x 22'2" ft
Family	4.61x 4.14 m 15'2" x 13'7" ft
Sitting	5.0 x 4.1 m 16'5" x 13'6" ft
Study	3.7 x 2.48 m 12'2" x 8'2" ft

FIRST FLOOR

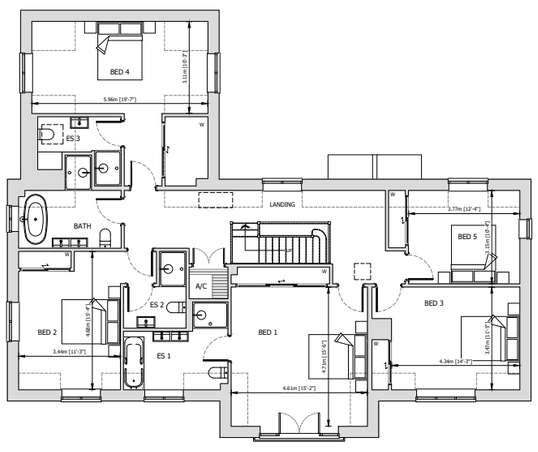
Room	
Bedroom 1	4.71 x 4.61 m 15'6" x 15'2" ft
Bedroom 2	4.68 x 3.44 m 15'4" x 11'3" ft
Bedroom 3	4.34 x 3.47 m 14'3" x 11'5 ft
Bedroom 4	5.96 x 3.11 m 19'7" x 10'3" ft
Bedroom 5	3.77 x 3.15 m 12'4" x 10'4" ft

TOTAL INTERNAL AREA

285.26 m² (3,070 ft²)



GROUND FLOOR



FIRST FLOOR

Plot 2

HAYCROFT

Detached | 4 bedrooms | 3 bathrooms | Off-street parking | Single garage store

A beautifully proportioned family house located at the rear of The Old Piggery overlooking the countryside. The entrance hallway leads to the sitting room with bi-folding doors and a central fireplace. The spacious open plan kitchen/dining room also benefits from bi-folding doors and a central island perfect for an entertaining space, inside and out. A study, cloakroom and utility room also lead off from the hallway. The family bathroom with luxurious freestanding bath and twin basins is one of three bathrooms serving four large double bedrooms all benefitting from fitted wardrobes.

GROUND FLOOR

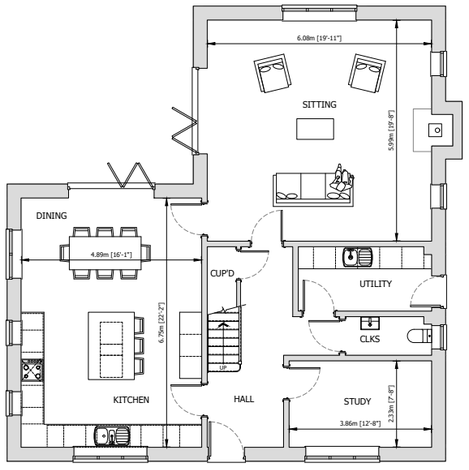
Room	
Dining/Kitchen	6.75 x 4.89 m 22'2" x 16'1" ft
Sitting	6.08 x 5.99 m 19'11" x 19'8" ft
Study	3.86 x 2.33 m 12'8" x 7'8" ft

FIRST FLOOR

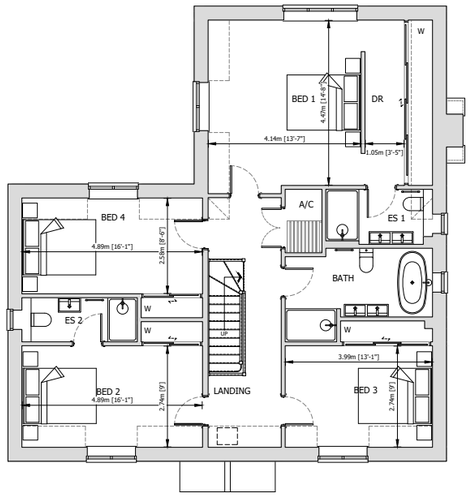
Room	
Bedroom 1	4.47 x 4.14 m 14'8" x 13'7" ft
Bedroom 2	4.89 x 2.74 m 16'1" x 9' ft
Bedroom 3	3.99 x 2.74 m 13'1" x 9' ft
Bedroom 4	4.89 x 2.58 m 16'1" x 8'6" ft

TOTAL INTERNAL AREA

210.2 m² (2,262 ft²)



GROUND FLOOR



FIRST FLOOR

Plot 3

WHEATFIELD

Detached | 4 bedrooms | 3 bathrooms | Off-street parking | Single garage store

A spacious, beautiful home located at the rear of The Old Piggery. Bi-folding doors from the kitchen/dining room open on to the patio and garden that overlooks the countryside, perfect for entertaining. As is the sitting room, with its central fireplace. The primary bedroom is a generous size with fitted wardrobes and en-suite, while the family bathroom with its luxurious freestanding bath and twin basins serves three further double bedrooms, each with the convenience of fitted wardrobes.

GROUND FLOOR

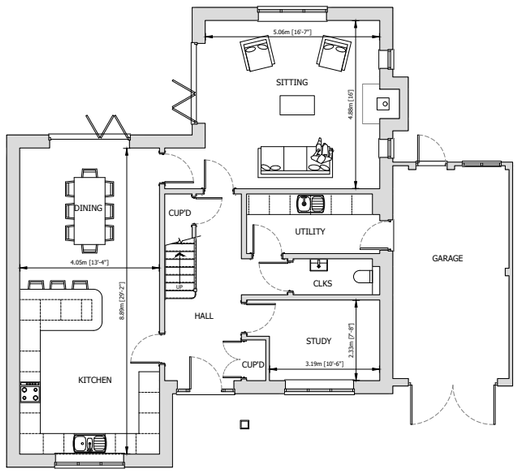
Room	
Dining/Kitchen	8.89 x 4.05 m 29'2" x 13'4" ft
Sitting	5.06 x 4.88 m 16'7" x 16'0" ft
Study	3.19 x 2.33 m 10'6" x 7'8" ft

FIRST FLOOR

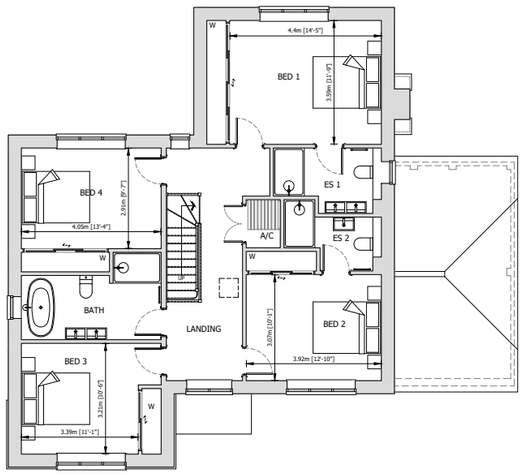
Room	
Bedroom 1	4.4 x 3.59 m 14'5" x 11'9" ft
Bedroom 2	3.92 x 3.07 m 12'10" x 10'1" ft
Bedroom 3	3.39 x 3.21 m 11'1" x 10'6" ft
Bedroom 4	4.05 x 2.91 m 13'4" x 9'7" ft

TOTAL INTERNAL AREA

197.2 m² (2,122 ft²)



GROUND FLOOR



FIRST FLOOR

Plot 4

CHARNWOOD

Detached | 4 bedrooms | 3 bathrooms | Off-street parking | Single garage store

A beautifully proportioned family house located at the entrance to The Old Piggery with a generous rear garden and patio area. The entrance hallway leads to the sitting room with bi-folding doors and a central fireplace. The spacious open plan kitchen/dining room also benefits from bi-folding doors and a central island perfect for entertaining space, inside and out. A study, cloakroom and utility room also lead off the hallway. The family bathroom with luxurious freestanding bath and twin basins is one of three bathrooms serving four large double bedrooms all benefitting from fitted wardrobes.

GROUND FLOOR

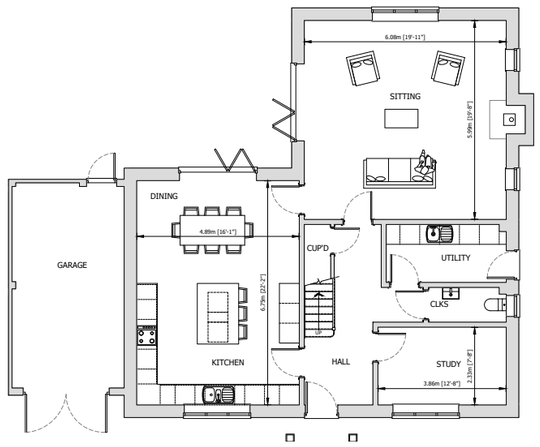
Room	
Dining/Kitchen	6.75 x 4.89 m 22'2" x 16'1" ft
Sitting	6.08 x 5.99 m 19'11" x 19'8" ft
Study	3.86 x 2.33 m 12'8" x 7'8" ft

FIRST FLOOR

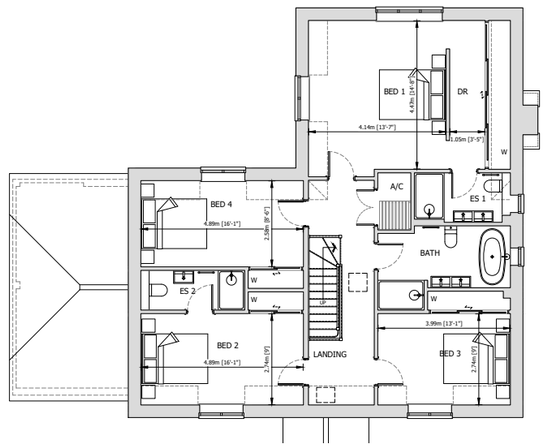
Room	
Bedroom 1	4.47 x 4.14 m 14'8" x 13'7" ft
Bedroom 2	4.89 x 2.74 m 16'1" x 9' ft
Bedroom 3	3.99 x 2.74 m 13'1" x 9' ft
Bedroom 4	4.89 x 2.58 m 16'1" x 8'6" ft

TOTAL INTERNAL AREA

210.2 m² (2,262 ft²)



GROUND FLOOR



FIRST FLOOR


THE OLD PIGGERY

The Old Piggery

Plot 1 — Granary House
The Old Piggery, Highclere, Newbury RG20 9BY

Plot 2 — Haycroft
The Old Piggery, Highclere, Newbury RG20 9BY

Plot 3 — Wheatfield
The Old Piggery, Highclere, Newbury RG20 9BY

Plot 4 — Charnwood
The Old Piggery, Highclere, Newbury RG20 9BY

THE OLD PIGGERY
HIGHCLERE, HAMPSHIRE



For illustrative purposes only













Specifications

KITCHENS

- Traditional style designed kitchen cupboards with a central island
- Stone work tops and upstands
- Twin sinks with swivel mono block mixer tap and drainer
- Under pelmet LED lighting
- Glass splash back behind hob
- Colour choices of all kitchen elements will be offered to the buyer at an appropriate time
- Fully integrated Siemens (or equal similar brand) kitchen appliances to include twin ovens, dual microwave oven, American style (or integral depending on plot) vertical fridge/freezer unit and dishwasher
- Five zone touch control induction hobs with overhead extractor hood
- Porcelain, large format, tiles to floor area
- Bi-folding sliding doors leading onto patio/gardens

UTILITY ROOM

- Traditional style designed utility units to match the kitchen
- Stainless steel sink with swivel mono block mixer taps and drainer
- Base cupboards below sink and drainer
- Tall storage cupboard unit
- Space, plumbing & electrics for two additional appliances; for client to provide
- Stonework top and upstand to match kitchen
- Porcelain, large format, tiles to floor area

BATHROOM, ENSUITE & CLOAKROOM

- Porcelain tiles to floor and walls above bath, shower & basin
- Painted wall finish to remaining wall areas
- Polished chrome brassware by Crosswater or similar equal brand
- Thermostatically controlled shower recessed in wall
- Freestanding bath and low-profile shower tray with glass shower screen
- White sanitaryware with wall hung sink and vanity unit, WC with soft close seat
- Twin basins/vanity units in primary en-suite and family bathroom. Plot defendant
- Back to wall WC's with chrome dual flush plate
- Shaver / electric toothbrush socket
- Polished chrome heated towel rail
- Heated mirrors with LED lights

FINISHES

- Walls finished in matt emulsion paint with colour options available
- Decorative satinwood painted architraves and skirting throughout
- Ceilings finished in white matt emulsion paint
- Windows & Doors:
  - Traditional composite front door with glazing and multi point locking system.
  - UPVC double glazed windows and patio doors with multi point locking system
  - Internal varnished timber doors.
  - Satin chrome door furniture
- Built in wardrobes with sliding doors to bedrooms
- Moulded architraves and skirtings

HEATING AND ELECTRICS

- Energy efficient Air Source Heat Pump technology heating system. Hot water/thermal storage tank
- Underfloor pipe heating system to the ground floor
- Radiators to first floor rooms with thermostatic control valves
- Mains operated smoke and heat detectors with battery back up to current build regulations requirements
- Satellite (Sky Q), TV, and phone points (wired for connection) to sitting room, dining room and study and bedrooms
- Recessed low energy LED ceiling downlights to kitchen, utility, hallway, WC, master bedroom and bathrooms
- Chimney with insulated flue with wood burning stove and hearth
- EPC predicted design rating of B+

EXTERNAL FEATURES & FINISHES

- Lighting to front and rear doors and bi-folding doors
- Weatherproof power socket to rear elevation
- External power provision for electric vehicle charging
- Timber framed porch tiled to match main roof tiles
- Outside tap on rear elevation
- Lawns to be top soiled and laid to turf and wildflower grass seed to some areas

Notes

A high level of thermal insulation will be provided to meet new June 2022 ADL Building Regulations
This specification will be subject to Planning Consent and Building Regulations Approval
A 10-year Structural Warranty will be provided when handing over the completed house
Donnington New Homes reserves the right to alter the specification at any time.

Buying with us

OUR COMMITMENT

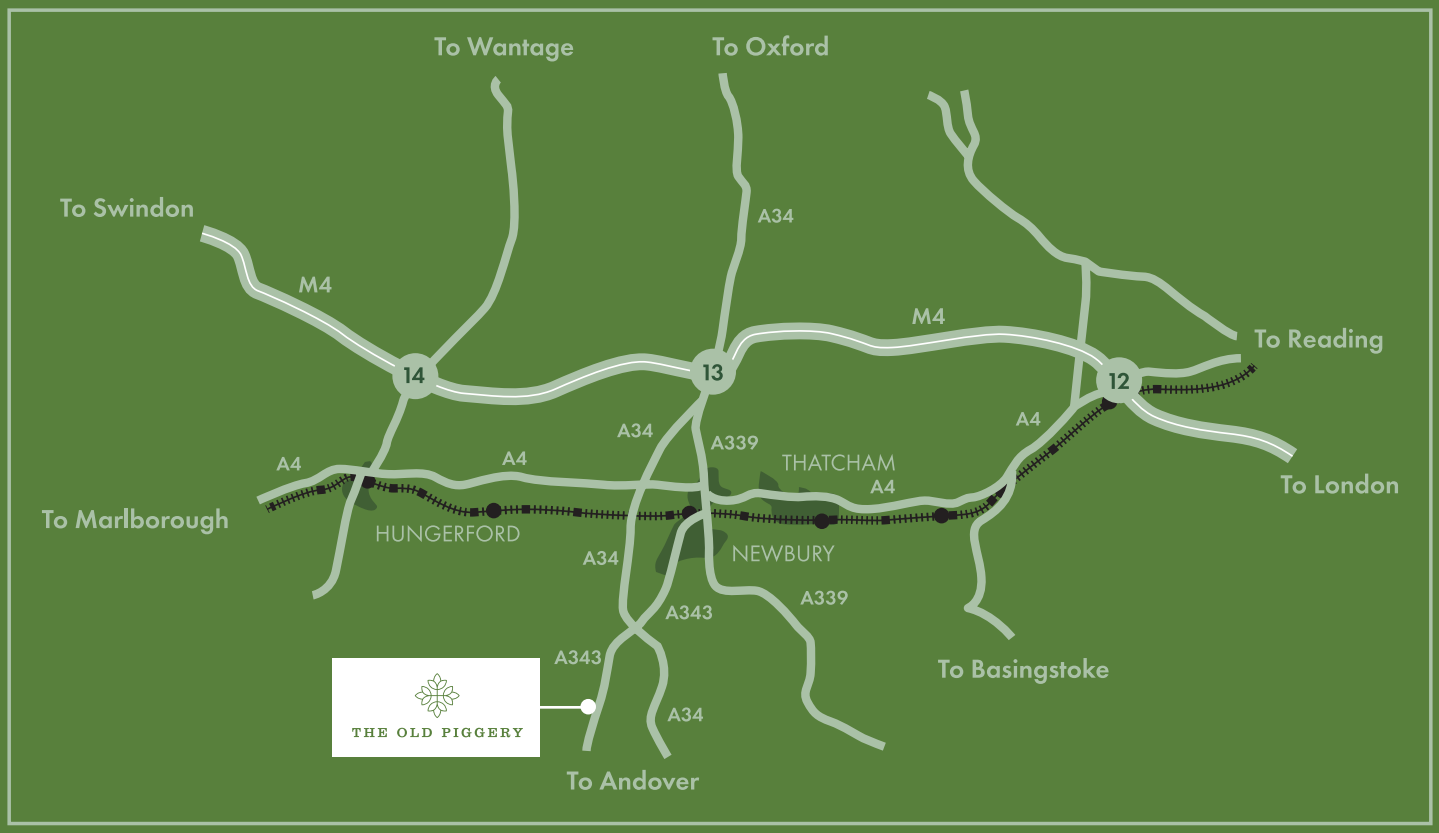
We design and build our homes as we would want them to be – with care, an eye for detail and a beautiful finish – using sustainable methods of construction. Depending on the stage of construction that you commit to purchase your new home, you may have a choice of tiles, paint colours and kitchen units from our carefully selected ranges.

We want you to feel right at home from the moment you cross the threshold of your new home and us professional in-house team will guide you through the process. We provide a comprehensive handover pack prior to moving in and will walk you through your new home to make sure you are comfortable with everything, and for peace of mind, we are always on hand when you've settled in.

Furthermore, each of our homes comes with ten years New Homes Warranty.



LOCATION



ADDRESS

The Old Piggery, Westridge, Highclere, Hampshire RG20 9BY

TRAVEL TIMES

Highclere – Reading	45 mins	35 mins
Highclere – London Paddington	75 mins	90mins
Highclere – Heathrow Airport	90 mins	55 mins

Please note – these are approximate times and for planning purposes only. You may find that traffic, weather or other events may cause conditions to differ from these results and you should plan routes accordingly.

New Warren Farm, Warren Road, Newbury, Berkshire RG14 6NH

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Please note that these particulars have been prepared for prospective purchasers for guidance only and are taken from preliminary plans and specifications before the completion of the properties. Donnington New Homes reserves the right to alter and amend the information given in this brochure if necessary.

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